

S U M M A R Y

FILE NO.	2270	Thomas Guide Map No.	656
		Date Received:	01/03/08
ENTITY	City of Renton	Date Distributed:	01/04/08
ACTION	Petition for Land Annexation	Date Filed:	
		Expiration 45 Days:	02/17/08
TITLE	New Life - Aqua Barn Annexation	Board Meeting:	01/10/08

Location	The New Life - Aqua Barn Annexation is located on the east side of the City of Renton. The northern boundary of the Annexation Area is generally formed by Maple Valley Highway (SR 169) and the Maplewood Golf Course. The southern-most boundary is generally formed by SE 160 th Place (if extended). The western boundary of the Annexation Area is adjacent to the City of Renton (generally formed by 136 th Avenue SE.) The eastern boundary is generally located at 164 th Place SE (if extended). The New Life - Aqua Barn Annexation Area is located wholly within the Urban Growth Area designated by King County.
Land Area	Approximately 375 acres
Land Use	Existing uses include 371 single-family detached homes, 297 condominiums, 237 apartment units, and approximately 268 manufactured home sites. A pending residential project, will add another 45 units and 261 people to the New Life – Aqua Barn Area.
Population	Approximately 2217 persons
Assessed Valuation	<u>Current:</u> \$225,643,700. <u>Estimated Future:</u> \$266,968,700
County Comprehensive Plan Designation	Urban Residential Use (4-12 dwelling units per gross acre); Commercial
County Zoning	R-4, R-6, and R-12 residential zones. (<u>Note:</u> With bonuses, the R-4 zone allows up to 6 units per gross acre, the R-6 zone allows up to 9 units per gross acre, and the R-12 zone allows up to 18 units per gross acre.) as well as the Neighborhood Business (NB) zone.
City Comprehensive Plan/ Designation	<u>Current Designation:</u> Residential Single Family Low Density (RLD) <u>Proposed Future Designation:</u> Residential Low Density (RLD), Residential Medium Density (RMD), and Residential Single Family (RSF); Neighborhood Business

Zoning Designation	<u>Proposed Designation:</u> RC-Resource Conservation (1 du/5 acres);RMH (Residential Manufactured Homes); R-4 (4 dwelling units net/acre), R-8, (8 dwelling units net/acre), and R-14 (14 dwelling units net/acre).
District Comprehensive Plan	City of Renton Comprehensive Sewer District Plan (See Note #2)
District Franchise	No franchise is required for the City to provide services to New Life – Aqua Barn Area.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County “911” Program, Office of Management and Budget, Deputy Prosecuting Attorneys’ Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Not Applicable

Fire Districts: King County Fire Protection District No. 25; King County Fire Protection District No. 40; City of Renton Fire Department

Water Districts: Cedar River Water and Sewer District

Sewer Districts: Cedar River Water and Sewer District

School Districts: Renton School District No. 403

Other Entities: Fairwood Municipal Initiative

SUMMARY (File No. 2270)

The City of Renton proposes the annexation of approximately 374 acres to this jurisdiction. This area includes the adjacent SR-169 right-of-way as well as internal streets of the New Life - Aqua Barn subdivision.

The annexation was initiated through the 60% Direct Petition method under RCW 35A.14.120, 130, 140, and 150. Annexation is sought by the proponents to develop under City of Renton regulations and processes and to receive Renton public services. City officials adopted a Resolution in support of this action in December 2007.

The New Life - Aqua Barn Annexation is located on the east side of the City of Renton. The northern boundary of the Annexation Area is generally formed by Maple Valley Highway (SR 169) and the Maplewood Golf Course. The southern-most boundary is generally formed by SE 160th Place (if extended). The western boundary of the Annexation Area is adjacent to the City of Renton (generally formed by 136th Avenue SE.) The eastern boundary is generally located at 164th Place SE (if extended). The New Life - Aqua Barn Annexation Area is located wholly within the Urban Growth Area designated by King County.

City of Renton officials report that an approximately 73-acre portion of the 374 acre proposed New Life - Aqua Barn Annexation (two residential developments generally located west of 140th Way SE and near to 160th Place SE) is also designated by the proponents of the new City of Fairwood for inclusion in that proposed jurisdiction.

In order to serve the interests of the citizens of the proposed New Life - Aqua Barn Annexation Area, the City of Renton has invoked jurisdiction of the Boundary Review Board (in conjunction with the Notice of Intention) to request a public hearing for the New Life - Aqua Barn Annexation before the Boundary Review Board.

City officials report that the New Life - Aqua Barn Annexation is included in the City of Renton Comprehensive Plan "Annexation Element" and is located within the Renton Potential Annexation Area. The proposed action is reportedly consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas. More specifically, the City's Comprehensive Plan supports:

- Annexation of lands that are designated for urbanization under King County Comprehensive planning, zoning, and subdivision regulations (LU 37.5)
- Annexation of lands for which the City currently provides services or which impact the City's infrastructure (LU-41)
- Annexation of lands that can be served by available infrastructure (LU-1)
- Annexation of lands for which the City of Renton should logically be the primary provider of urban infrastructure and services (LU-36)
- Annexation of lands that include environmental sensitive areas where...development could adversely influence the environmental and land use character of Renton (LU-42)

Presently the New Life - Aqua Barn Area is essentially fully developed with residential uses including 371 single-family detached homes, 297 condominiums, 237 apartment units, and approximately 268 manufactured home sites. A pending residential project, will add another 45 units and 261 people to the New Life - Aqua Barn Area. The New Life - Aqua Barn Area also includes public uses (e.g., New Life - Aqua Barn Area).

Most of the subject area is designated Urban Residential 4-12 dwelling units/acre in the King County Comprehensive Plan. Much of the steeper sloped hillside area is designated Urban Residential - Low and a portion of the area to the west near the Cedar River is designated King County Owned Open

Space. The annexation area is also shown as falling within Renton's Potential Annexation Area on the County's Interim Potential Annexation Areas Map. King County planning efforts under the Growth Management Act have included ensuring that development in the Urban Growth Area occurs at urban densities and with urban level services available.

The City of Renton has planned for development/redevelopment and services at this level of urban density. Because the annexation site is basically built out no substantial change in land use is likely. The City, however, is considering a Comprehensive Plan amendment that would change a portion of the existing land use designation from Residential Low Density (4 dwelling unit/net acre) to a combination of Residential Low Density (RLD), Residential Medium Density (RMD), and Residential Single Family (RSF) to better reflect the type and densities of existing developments.

The City of Renton is prepared to provide development review under Renton Zoning Regulations that establish standards that will guide ongoing uses and redevelopment on New Life - Aqua Barn properties. In addition, the City is prepared to provide environmental review to New Life - Aqua Barn based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., Critical Areas Ordinances; Drainage/Surface Water Standards.)

The City of Renton is reportedly prepared to provide local governance and urban services (directly or by service contract) to the New Life – Aqua Barn Area including police, surface water management, road maintenance, land use and transportation planning, community services, development services, and most importantly as follows:

Storm Water Management: The City of Renton has adopted the *1990 King County Surface Water Design Manual*, by reference, in the City's Drainage (Surface Water) Standards (RMC 4-6-030) as the design standard for surface water control in development projects. Higher standards may be applied through environmental review. The City frequently requires mitigation based upon the County's *2005 Surface Water Manual for Conservation Flow* and will adopt next year the Washington State Department of Ecology's. *2005 Ecology Stormwater Manual*.

Water Services: The New Life - Aqua Barn Annexation is located within the Cedar River Water and Sewer District, an independent water district, serving the area. Water service would not change as a result of the proposed annexation.

Sewer Services: The Cedar River Water and Sewer District also is the designated sewer service provider for this area. However, much of the development in this area is currently served by septic systems and would likely remain on septic service until redevelopment occurs at which time connections would be provided to sanitary sewer service.

(Note: The City would contract for Cedar River Water and Sewer District to provide sewers if New Life - Aqua Barn property owners request connections to the sewer system. Additionally, the City of Renton would provide sewers if the King County Health Department, which has jurisdiction over sewage management, declares the septic systems to be inadequate or hazardous and deems sewers to be necessary to protect public health and welfare.)

Emergency Services: Upon annexation, the Renton Police Department would replace the King County Sheriff as the provider of services to the New Life - Aqua Barn Annexation Area.

The area proposed for annexation lies within both Fire Districts #25 and #40. The City of Renton currently provides fire protection service to a portion of the area under contract with Fire District 25.

The Renton Fire Department currently provides fire services and medical emergency services to the New Life - Aqua Barn Annexation Area under a contract with Fire Protection District #25. Upon annexation, the City of Renton would continue to provide fire services and emergency services to New Life - Aqua Barn Area.

Other Community Services: Both County and City library facilities and recreation facilities would be available to the community. The City would provide either directly (or by contract with King County) for law and justice services, public health services, and other human services. Citizens would be able to access local recreational facilities at rates established for residents of the City.

There would be no change in School District boundaries. Children of the New Life - Aqua Barn Annexation Area would continue to attend schools in Renton School District No. 403.

The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, annexation reportedly would be consistent with RCW 36.70A.020 (1), and RCW 36.70A.020 (12), which encourage local jurisdictions to govern, permit appropriate development, and support corollary public services/facilities in urban areas. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Further, the New Life - Aqua Barn Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed New Life - Aqua Barn Annexation:

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-203: Population growth should be encouraged in Urban Growth Areas

U-208: Land capacity shall be provided for residential, commercial and industrial growth

U-301: Growth within urban areas should occur in cities; County should support annexations to direct growth to cities.

U-304: Growth should be focused within city boundaries.

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

The proposed New Life - Aqua Barn Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This Area is linked to east Renton by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., Cedar River, Cedar River Park, Maple Valley Highway.)

The New Life - Aqua Barn Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. More specifically:

- The New Life - Aqua Barn Annexation Area is located immediately adjacent to the City of Renton.
- The New Life - Aqua Barn Annexation Area is established for annexation to Renton under the City Comprehensive Plan.
- The City of Renton has planned and can provide urban services to the New Life - Aqua Barn Annexation Area either directly or via agreements between the City and service providers (e.g., water, storm water, sanitary sewer, emergency services, law and justice, public health, parks and recreation).
- New Life - Aqua Barn Annexation Area residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit.

The New Life - Aqua Barn Annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

The City of Renton has conducted fiscal analyses related to the proposed New Life - Aqua Barn Annexation Area in order to identify General Fund revenues and costs associated with governance of/service to the New Life - Aqua Barn Area. The analysis was conducted for the existing full development scenario based both upon the current year and estimated future years. Studies estimate City expenditures at \$1,267,624 and revenues at \$1,234,628.

City officials state that the annexation is not anticipated to have a significant impact upon the community. More specifically, the addition of the New Life - Aqua Barn Annexation Area is not expected to have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units.

City officials report, however, that existing services to the area are less than City standards. As a result, it is anticipated that upon annexation the demand for services will increase. Because the area is essentially built-out it cannot be assumed that the cost of such services will be offset by increases in property taxes, services charges and other revenues based on population. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for general capital facilities and public services (e.g., road maintenance, fire protection, police protection, parks maintenance, law and justice). It is anticipated that the City of Renton will have to subsidize this area at an estimated annual cost of around \$115,504 in 2007 dollars.

If New Life - Aqua Barn Annexation Area residents decide that they wish to have other local services, and the City of Renton is designated as the service provider, it is likely that Local Improvement Districts will be developed to address costs to property owners for standard connections and services. Future capital needs and costs will be established and funded through the Renton Capital Investment Program and other funding systems as appropriate to the service (e.g., water, sewer service).

For example, the area is adequately served with existing public park facilities, however, a number of these have not been improved sufficiently to meet the City's existing level of service for parks and recreational facilities identified in the City's Parks, Trails and Open Space Plan. Because the area is essentially built out the City will be receiving little in terms of future Parks Mitigation fees from new construction. As a consequence, staff estimates a future one-time cost, prorated to this annexation, would be approximately \$518,036. No other major service issues have been identified.

The City of Renton supports this annexation in order to serve citizens of the New Life - Aqua Barn Annexation Area and the greater community.

E.

III. OBJECTIVES

1. ***Preservation of natural neighborhoods and communities.***

No detrimental impacts to existing neighborhoods or communities are anticipated to result from the proposed action. In fact, the proposed annexation will unify most of the development along the south side of the Renton – Maple Valley Highway (SR 169), including Maplewood Gardens, Maplewood Addition, Molasses Creek, Pioneer Place, Wonderland Estates, and Valley Faire No. 3 neighborhoods.

1. ***Use of physical boundaries, including but not limited to bodies of water, highways and land contours.***

The proposed annexation boundaries follow the existing city limits on the north and west as well as physical boundaries such as the Renton – Maple Valley Highway (SR 169) on the north, and the top of the Cedar River valley wall, on the south.

2. ***Creation and preservation of logical service areas.***

City staff has stated that the proposed area would represent logical extension of city services that Renton is the designated service provider for. An independent water district (Cedar River Water and Sewer District) currently provides water and sewer service to the area and this service is not scheduled to change. Under state law garbage service would not change for seven years.

The Countywide Planning Policies state that cities are the appropriate providers of local urban services to Urban Areas. The subject proposal would further both the intent of the Board's Objectives as well as that of the Countywide Planning Policies.

3. ***Prevention of abnormally irregular boundaries.***

The boundaries do not create significant peninsulas or islands of unincorporated land. A small peninsula of land on the north side of 140th Way SE that includes 96 units in the Elliott Farm subdivision would remain. For whatever reason, a majority of these residents have opposed annexation at this time.

2. ***Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas.***

A portion of the proposed annexation has been included in the proposed City of Fairwood. RCW 36.93.116 provides for the consideration of an annexation within a proposed incorporation area if the petition initiating the annexation is filed ninety days or less after the petition proposing incorporation was filed.

3. ***Dissolution of inactive special purpose districts.***

Not applicable. There are no inactive special purpose districts known to exist in the proposed annexation area.

4. ***Adjustment of impractical boundaries.***

The annexation of the New Life - Aqua Barn area will result in a more logical city boundaries for both the City of Renton, and possible future City of Fairwood. Renton surrounds the subject annexation site on three sides already and deals with Cedar River

floodplain issues on a regular basis. The only direct access to the annexation site, located on the south side of the Cedar River, for a future City of Fairwood would be through 140th Way SE.

5. ***Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character***

King County has designated this area for urban development. Annexation is consistent with this objective.

6. ***Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.***

Not applicable. No portions of the proposed annexation area are designated Rural or designated for long term productive agricultural or resource use in the King County Comprehensive Plan. As noted above, most of the annexation site is already developed.